



## Preliminary Roost Assessment

Witham Wood, Marley Lane, Haslemere, West Sussex, GU27 3PZ

Claire Coleman

Status	Issue	Name	Date
Draft	1	Benjamin Newbery BSc (Int.) MSc, Graduate Ecologist	24/02/2023
Reviewed	1.1	Lizi Pimlott BSc (Hons) MSc MCIEEM MRSB, Principal Ecologist	27/02/2023
Final	2	Benjamin Newbery BSc (Int.) MSc, Graduate Ecologist	27/02/2023

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<p>B1 – Overview</p> <p><i>Picture 2</i></p>	<p>B1 is a two-storey brick-built building with a gabled roof clad in interlocking concrete tiles. There is a section of roof clad clay tiles above the porch and a small area of flat roof above the connecting corridor between the main house and the garage, covered in a waterproof membrane. The tiles and roofing membrane all appeared to be in excellent condition with no gaps in which bats can roost.</p> <p>There are hanging tiles around the first floor of the property and on the gable ends of the roof. Gaps are present under many of the hanging tiles and therefore may provide roosting sites for crevice-dwelling bats.</p> <p>The doors and windows are made of wood and are tight-fitting to the brickwork around them, leaving no roosting sites or access points for bats.</p> <p>There are UPVC soffits and bargeboards around the property, some of which are inlaid with vents. These are generally in excellent condition (exception in Picture 5), leaving no gaps or access points for bats.</p> <p>There is one chimney on the property, which is in excellent condition. Lead flashing around the base is tight-fitting and leaves no access points.</p>	
<p>B1 – Northern and western elevations</p> <p><i>Picture 3</i></p>	<p>The brickwork around the property is in excellent condition with no cracks or mortar gaps in which crevice-dwelling bats can roost.</p> <p>There is a lower ground extension at the rear of the property which is rendered and painted white. There are no gaps or cracks in this section of the building which can be used by roosting bats.</p>	



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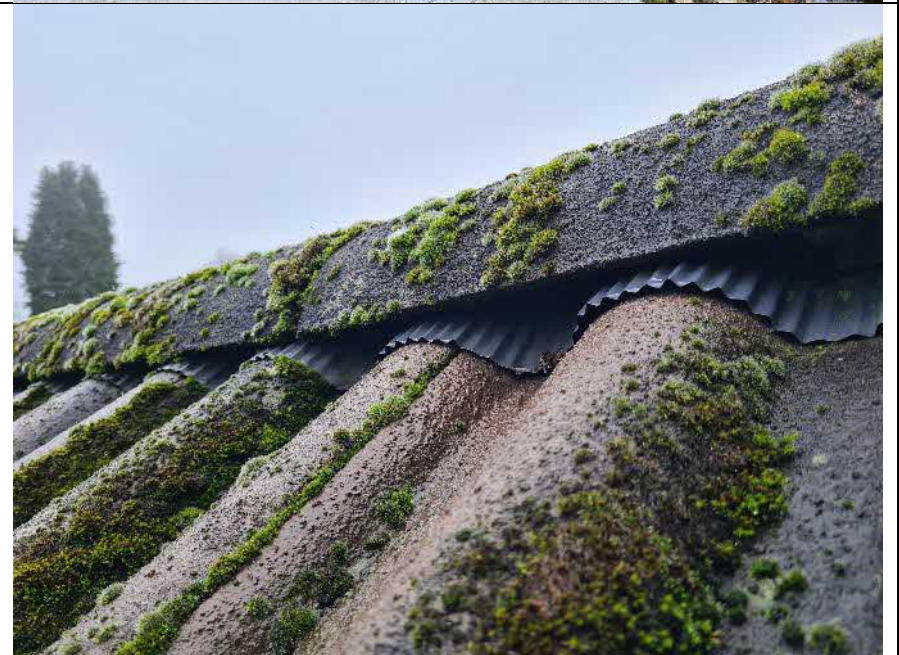
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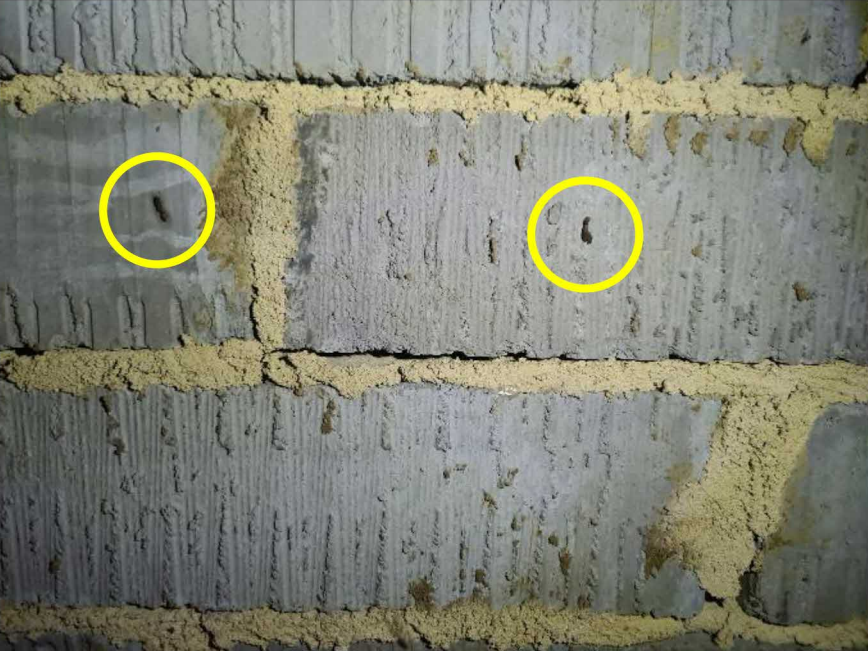

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<p>B1 – Evidence of bats (L1)</p> <p>Picture 10</p>	<p>Bat droppings were identified on the walls of L1. Examples are circled in the picture opposite. A sample of these droppings was retained should DNA analysis be required.</p>	
<p>B1 – Interior (L2)</p> <p>Picture 11</p>	<p>The loft space above the garage (L2) is constructed from modern timber beams, including the ridge beam. There is no insulation within this loft space. The roof is partially lined with bitumen felt toward the front of the garage and breathable roofing membrane (BRM) toward the rear. The BRM is in excellent condition, however the bitumen felt is torn and sagging in many places which creates roosting sites for bats. Light is visible entering around the fringes of the loft.</p> <p>A small number of rodent droppings are present in L2, however <b>no bat droppings were found</b>.</p> <p>The approximate internal dimensions of L2 are: 20.4m (L) x 5.2m (W) x 2.1m (H) [Height is measured to the highest point of the loft space].</p> <p>At the time of the survey the internal conditions of L2 were recorded as: temperature = 18.2°C and humidity = 57%.</p>	



<p>B1 – Interior (L2) <i>Picture 12</i></p>	<p>The picture opposite shows the extensive torn and sagging bitumen felt within L2.</p>	
<p>B1 – suitability assessment</p>	<p>B1 is identified as a confirmed roost, due to the presence of bat droppings in L1.</p> <p>Overall, the building is judged to provide <b>high</b> habitat value for roosting bats. There are features around B1 in which bats could roost. Internal features include the gable ends of loft spaces and in torn/sagging sections of bitumen roofing felt. External features include hanging tiles and under unsealed ridge tiles. There are also access points into both loft spaces: through the torn section of roofing felt shown in Picture 9 and the missing soffit shown in picture 5.</p>	
<p>B1 - breeding birds and other incidental observations</p>	<p>No evidence of breeding birds was observed around B1, however due to the missing soffit on the southern elevation of the garage birds could gain access and nest within.</p>	

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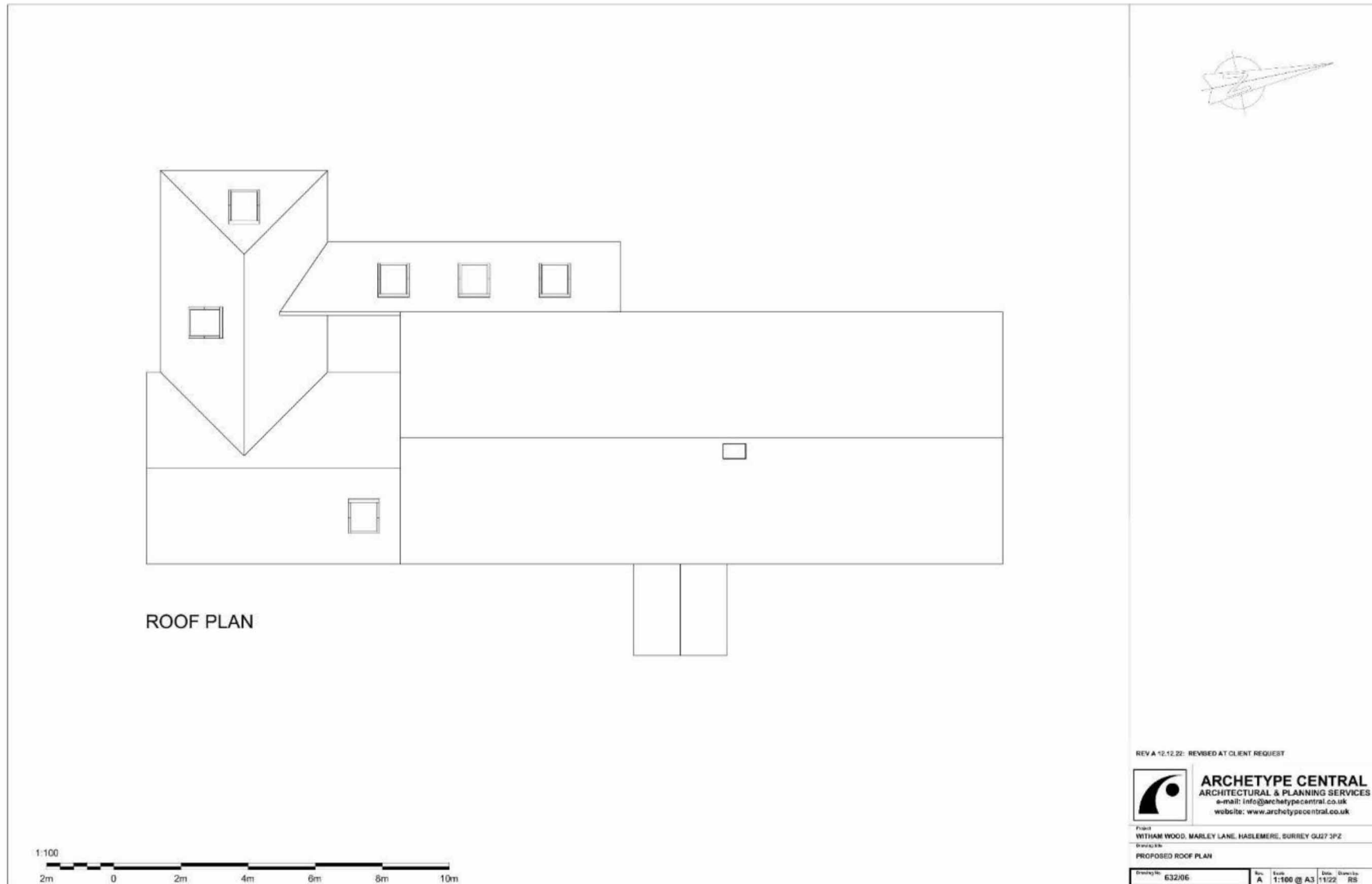
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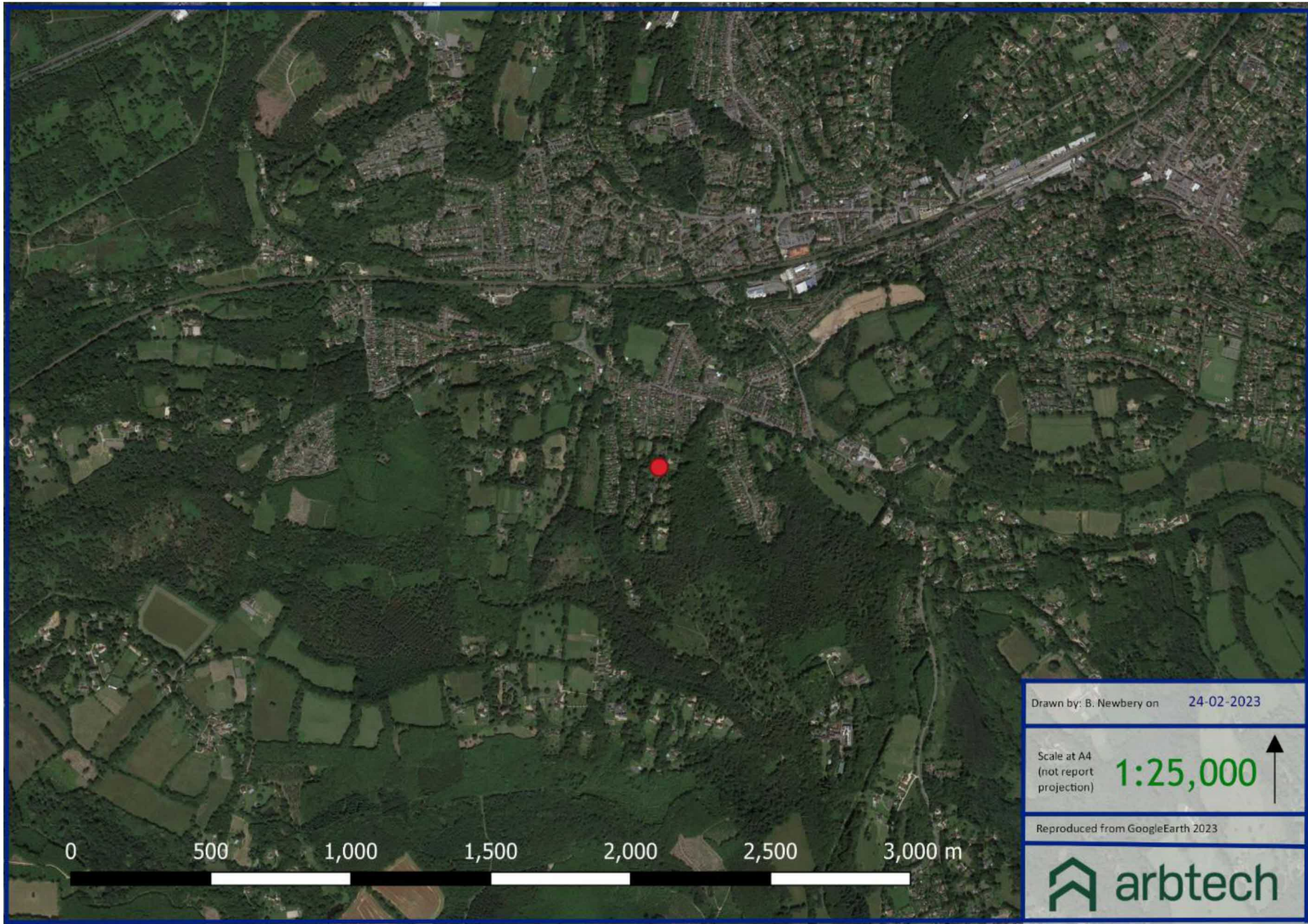
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### Appendix 1: Proposed Development Plan

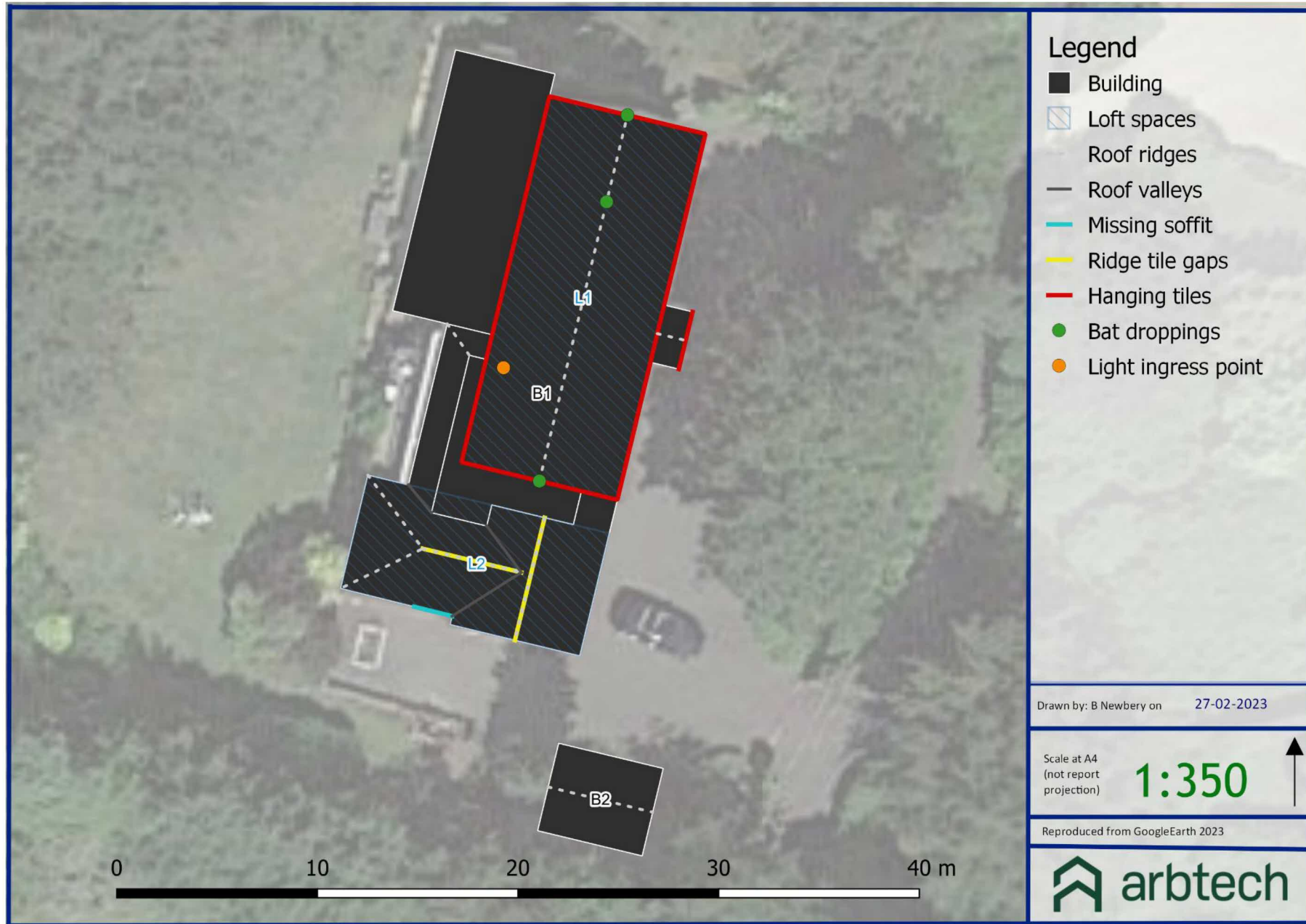


### Appendix 2: Site Location Plan

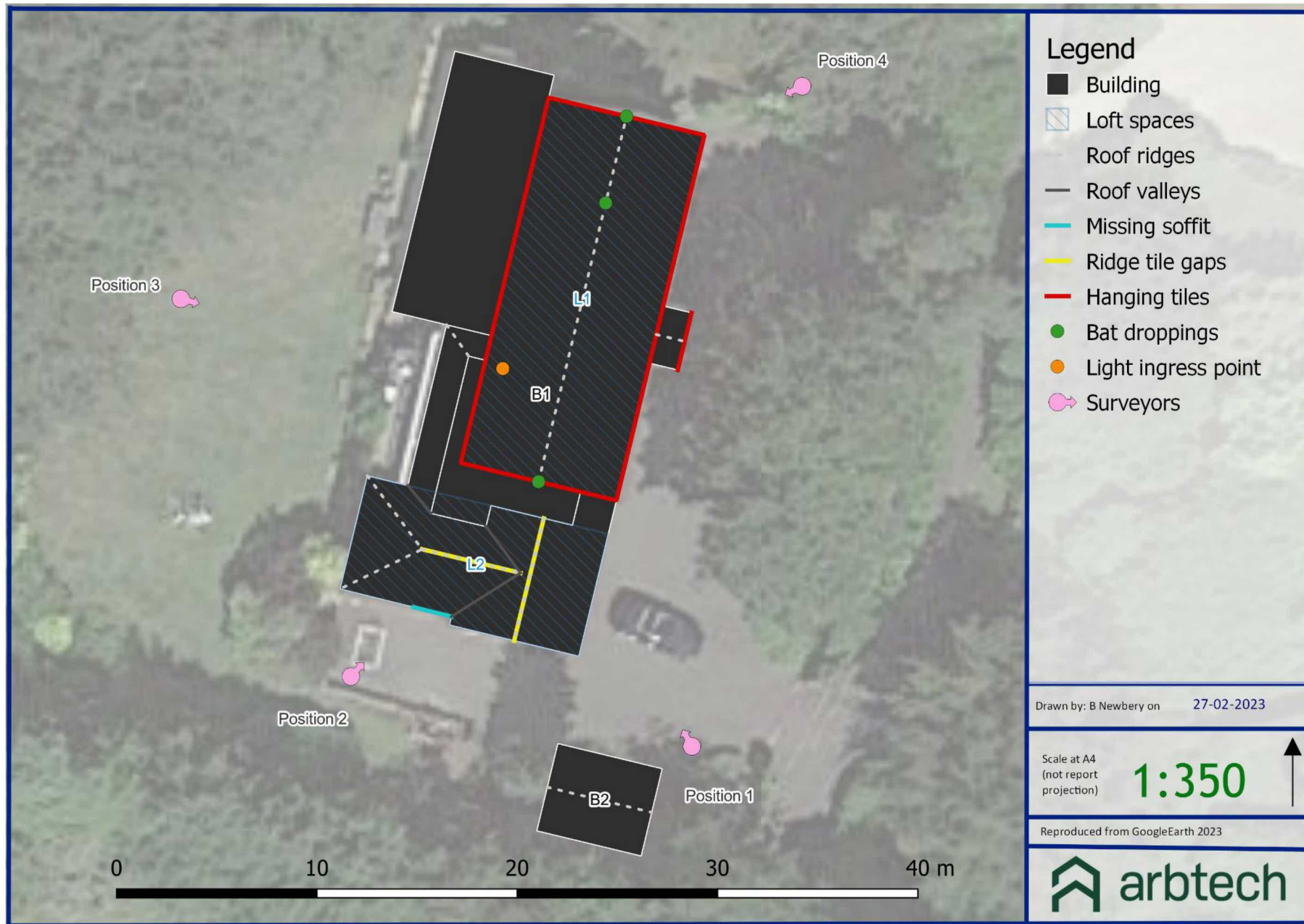




### Appendix 3a: PRA Plan



### Appendix 3b: Proposed BERS Plan



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